

PLANNED AREA DEVELOPMENT GUIDE

FIESTA GRANDE

FIESTA GRANDE IS LOCATED EAST OF PEART ROAD, SOUTH OF
FLORENCE BOULEVARD, IN THE CITY OF CASA GRANDE, ARIZONA.

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INTRODUCTION

THE FIESTA GRANDE PLANNED AREA DEVELOPMENT GUIDE TOGETHER WITH THE PRELIMINARY DEVELOPMENT PLAN AND SUBDIVISION PLAT, IS INTENDED TO PROVIDE DETAILED INFORMATION ABOUT THE NATURE OF THE FIESTA GRANDE PROJECT AND ITS IMPACTS ON ADJACENT ROADWAYS AND PROPERTIES, AND ITS ROLE IN THE DEVELOPMENT PATTERN OF THE FLORENCE BOULEVARD CORRIDOR. IT SHOULD HELP CITY OFFICIALS AND STAFF EVALUATE THE PARTICULAR MERITS OF THE DEVELOPMENT IN VIEW OF BOTH THE OWNER'S GOALS AND THE REQUIREMENTS FOR PLANNED AREA DEVELOPMENT ZONING AS OUTLINED IN SECTION 7.8 OF THE CITY ZONING ORDINANCE.

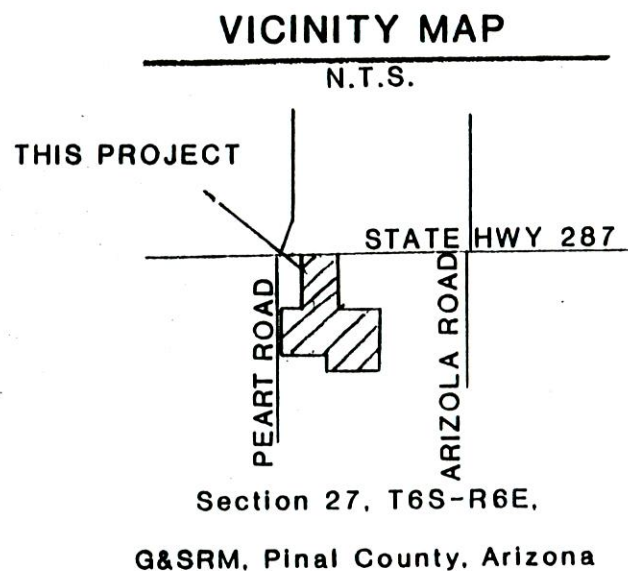
THE DEVELOPMENT GUIDE PRESENTS INFORMATION IN THE FOLLOWING CATEGORIES:

1. SITE LOCATION
2. EXISTING LAND USE IN THE AREA/RELATION AND CONFORMANCE TO THE GENERAL LAND USE PLAN.
3. EXISTING ZONING IN THE AREA.
4. PUBLIC UTILITIES IN THE AREA.
5. TRANSPORTATION SYSTEM.
6. FIESTA GRANDE MASTER PLAN:
 - A. LAND USES
 - B. ARCHITECTURAL DESIGN
 - C. LANDSCAPE DESIGN
 - D. SIGNAGE
 - E. TRAFFIC CIRCULATION
 - F. DRAINAGE/RETENTION
 - G. PHASING PLAN

SITE LOCATION

THE FIESTA GRANDE SITE IS LOCATED EAST OF PEART ROAD AND SOUTH OF FLORENCE BOULEVARD, BEING A PORTION OF GRANADA FIG FARMS #2. (THE SITE IS 45.56 ACRES WITH LOT 1 BEING 2.21 ACRES AND LOT 2 BEING 43.35 ACRES. LOT 1 FRONTS FLORENCE BOULEVARD AND NOBLE STREET AND LOT 2 FRONTS PEART ROAD WITH NOBLE STREET AS THE ACCESS FROM FLORENCE BOULEVARD.) IT IS LOCATED ALONG THE FLORENCE BOULEVARD CORRIDOR, AN EMERGING COMMERCIAL DISTRICT, MIDWAY BETWEEN DOWNTOWN CASA GRANDE AND THE I-10/FLORENCE BOULEVARD INTERCHANGE. THE AREA HAS EXPERIENCED GROWTH IN RECENT YEARS, ESPECIALLY WITH THE DEVELOPMENT OF THE CASA GRANDE FACTORY STORES, WHICH ARE LOCATED APPROXIMATELY TWO MILES TO THE EAST.

A COMPLETE LEGAL DESCRIPTION OF THE SITE IS PRINTED ON BOTH THE DEVELOPMENT PLAN AND THE FINAL PLAT.



EXISTING ZONING IN THE AREA

THE ZONING OF THIS AREA LARGELY REFLECTS THE LAND USE,
AS THIS AREA WAS RECENTLY ANNEXED INTO THE CITY.

THE SITE IS ZONED URRAN RANCH (UR) AT PRESENT AS IS MUCH
OF THE SURROUNDING LAND TO THE SOUTH. ZONING TO THE EAST AND
WEST OF THE SITE IS GENERAL BUSINESS (B-2). NORTH OF THE SITE
ACROSS FLORENCE BOULEVARD, IS A LARGE VACANT TRACT OF LOCAL
BUSINESS WHICH IS ZONED B-1. BUSINESS USES WILL EVENTUALLY
OCCUPY MOST OF BOTH SIDES OF FLORENCE BOULEVARD.

PUBLIC/PRIVATE UTILITIES IN THE AREA

ELECTRIC POWER SERVICE IS LOCATED ON PEART ROAD AND AVAILABLE TO THE SITE FROM APS.

WATER SERVICE WILL BE PROVIDED BY ARIZONA WATER COMPANY FROM A 12" MAIN LOCATED ON BOTH PEART AND FLORENCE. AN INTERNALLY LOOPED SYSTEM WILL BE INSTALLED THROUGHOUT THE DEVELOPMENT, WHICH WILL ALLOW FOR DOMESTIC WATER SERVICE AND SUFFICIENT WATER PRESSURE FOR 17 FIRE HYDRANTS.

SEWER SERVICE WILL BE PROVIDED VIA THE CITY OF CASA GRANDE SYSTEM. A 12" SEWER LINE IS LOCATED ON PEART ROAD AND WILL BE EXTENDED SOUTH, AND THE DEVELOPMENT WILL TIE INTO THE SYSTEM USING A 12" LINE SOUTH AND A 10" LINE EAST AND THRU THE PROJECT TO ADJOINING PROPERTIES.

STREET LIGHTS EXIST ALONG FLORENCE BOULEVARD AND THREE STREET LIGHTS WILL BE PROVIDED ALONG PEART ROAD.

THIRTY PRIVATE STREETLIGHTS WILL BE SPACED WITHIN THE RV PARK.

TELEPHONE SERVICE WILL BE PROVIDED BY U S WEST AND EACH LOT WILL HAVE TELEPHONE CAPABILITY ALONG WITH FOUR PAY TELEPHONES TO BE PLACED IN THE RECREATION AREA.

NATURAL GAS WILL BE PROVIDED BY SOUTHWEST GAS TO THE RECREATION AREA.

CABLE TV WILL BE PROVIDED TO EACH LOT BY DIMENSION CABLE.

GARBAGE COLLECTION WILL BE PROVIDED BY THE CITY OF CASA GRANDE ON A SCHEDULE THAT WILL ENSURE A CLEAN, TRASH FREE DEVELOPMENT. 300 GALLON TRASH CONTAINERS WILL BE PROVIDED AND THESE WILL BE SPACED AS SHOWN ON THE DEVELOPMENT PLAN. THE CONTAINERS WILL BE SCREENED ON THREE SIDES WITH A 6' MASONRY WALL.

EXISTING LAND USE IN THE AREA

THE EXISTING LAND USE PATTERN IN THE VICINITY OF THE SITE IS A MIX OF RESIDENTIAL, COMMERCIAL AND AGRICULTURAL LAND USES. RECENT GROWTH ON EAST FLORENCE BLVD. REFLECTS COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES.

CONFORMANCE TO THE GENERAL LAND USE PLAN

THE CITY OF CASA GRANDE'S GENERAL LAND USE PLAN, ADOPTED IN 1984, DESIGNATES THIS SITE FOR COMMERCIAL AND MID-DENSITY (6 TO 12 UNITS PER ACRE) RESIDENTIAL USE. THE PROPOSED USES, A 2.21 ACRE COMMERCIAL LOT WITH FLORENCE BOULEVARD FRONTAGE AND A 43.35 ACRE RECREATIONAL VEHICLE PARK, CONFORM TO THIS LAND USE PLAN. SINCE THE DENSITY, TRAFFIC GENERATION AND OTHER IMPACTS OF THIS PROJECT FALL WITHIN THE GENERAL LAND USE PLAN AND ARE BELIEVED TO BE LESS THAN THOSE ASSOCIATED WITH COMMUNITY COMMERCIAL AND MID-DENSITY RESIDENTIAL USES.

FUTURE AREA DEVELOPMENT

AN ELEMENTARY SCHOOL/PARK SITE TOTALLING 15 ACRES IS LOCATED SOUTHEAST OF THE SITE NEAR THE ARIZOLA ROAD/DOAN STREET INTERSECTION. DEVELOPMENT OF THE SCHOOL COULD BEGIN IN THE NEXT YEAR IF THE MAY, 1992 BOND ELECTION IS SUCCESSFUL. A LINEAR PARKWAY IS ALSO PLATTED WEST OF THE SITE AS PART OF THE LOS OLIVOS DEVELOPMENT PROJECT. IT IS ENVISIONED THAT A BIKEWAY WILL SOMEDAY CONNECT THE SIERRA RANCH AREA TO THE TRI-VALLEY SHOPPING CENTER.

TRANSPORTATION SYSTEM

FIESTA GRANDE HAS FRONTAGE ON FLORENCE BOULEVARD, A FIVE LANE STATE HIGHWAY, AND PEART ROAD, A TWO LANE ROAD DESIGNATED AS A MINOR ARTERIAL IN THE CITY'S MASTER THOROUGHFARE PLAN.

THIS SITE HAS EXCELLENT TRANSPORTATION ACCESS. THE INTERIOR PORTION OF THE SITE IS ACCESSED BY NOBLE STREET, A LOCAL STREET THAT CONVERTS INTO A PRIVATE ROAD AT ITS BOUNDARY WITH THE RV PARK.

BECAUSE OF THE POTENTIAL TRAFFIC THAT MAY BE GENERATED BY THE RV RESORT, AND THE IMPACT ON PEART ROAD, THE DEVELOPER WILL WIDEN PEART ROAD, (WORKING WITH ONE SIDE OF PEART & NOT MOVING THE STREET LIGHT) SOUTH OF FLORENCE BLVD. 7.5' AT THE INTERSECTION FOR SUFFICIENT WIDTH TO INSTALL A LEFT TURN LANE, AND TO CONTINUE THAT WIDTH FOR A DISTANCE OF 200' SOUTH. ALSO, AS PART OF THIS DEVELOPMENT, AN ADDITIONAL 20' OF RIGHT OF WAY WILL BE DEDICATED OF PEART ROAD ALONG THE FRONTAGE. ADDITIONAL PAVING, CURBS AND GUTTERS WILL BE COMPLETED WHEN PEART ROAD IS FULLY IMPROVED, AS PER AN OFF-SITE AGREEMENT.

SIDEWALK IMPROVEMENTS ALONG NOBLE STREET AND FLORENCE BLVD. ARE TO BE DONE AS PART OF THE PHASE ONE/ LOT 2 DEVELOPMENT.

INTERNAL TRAFFIC CIRCULATION WILL OCCUR ON 25' WIDE PRIVATE ROADWAYS IMPROVED WITH 2" OF ASPHALT OVER 4" OF ABC. CURVE RADIUS IS 25' (INSIDE) WHICH IS DEEMED ADEQUATE FOR RV'S,

GARBAGE TRUCKS AND FIRE TRUCKS. NO STREET PARKING WILL BE ALLOWED. EACH RV SPACE WILL HAVE ROOM FOR TWO PARKING SPACES. NO SIDEWALKS WILL BE INSTALLED WITHIN THE RV PARK.

FIESTA GRANDE MASTER PLAN

LAND USES

THE FIESTA GRANDE MIXED USE DEVELOPMENT CONSISTS OF TWO LOTS. LOT ONE IS 2.21 ACRES IN SIZE, WITH FLORENCE BOULEVARD AND NOBLE STREET FRONTAGE, AND IS DESIGNATED FOR GENERAL COMMERCIAL USE. AT THIS TIME, ANTICIPATED USES INCLUDE OFFICE, RESTAURANT OR SERVICE USES. RETAIL STORES ARE NOT PLANNED FOR THE LOT. WHILE ONLY ONE USE OF THE LOT IS PLANNED, IT IS POSSIBLE THAT TWO USES COULD BE DEVELOPED ON THE SITE.

LOT TWO IS DESIGNATED AS A 582 SPACE RV PARK, WITH ATTENDANT FACILITIES AND AMENITIES INCLUDING OFFICES, LAUNDRY, RECREATIONAL HALL, SWIMMING POOL, SPA, HORSESHOES AND SHUFFLEBOARDS.

ANTICIPATED BUILDING SIZES ARE:
MAIN REC HALL 8500 S.F.

TWO BUILDINGS 3400 S.F. EACH
RESTROOMS AND EQUIPMENT BUILDINGS 1500 S.F.

ARCHITECTURAL DESIGN

IT IS INTENDED THAT BOTH LOTS 1 AND 2 WILL BE DEVELOPED WITH A SOUTHWESTERN STYLE COMPARABLE WITH THE ADJACENT DESERT PROFESSIONAL CENTER AND WILL FEATURE RED TILE ROOFS, STUCCO WALLS, DARK WINDOW FRAMES, PAINTED STUCCO FASCIA AND COVERED EXTERIOR PORCHES. BUILDINGS WILL BE ONE STORY ONLY.

THE PERIMETER FENCE AROUND THE RV PARK WILL BE COLORED V-NOSE MASONRY, WITH 13' BETWEEN THE COLUMNS. TWO 2' X 2' X 10' HIGH STUCCOED COLUMNS WILL BE AT THE NOBLE STREET ENTRY.

TWENTY FEET EACH SIDE OF THE PEART ENTRY, THE PEART ROAD FENCE WILL BE STUCCOED. THE FRONTAGE FENCE ON PEART ROAD WILL BE OFFSET 2' FOR EVERY 100' OF LENGTH TO ADD VISUAL INTEREST TO THE STREETScape.

LANDSCAPE DESIGN

THE PROJECT WILL UTILIZE A LOW-WATER USE/DESERT LANDSCAPE DESIGN IN ACCORDANCE WITH THE NEW CITY OF CASA GRANDE LANDSCAPE ORDINANCE. MORE SPECIFIC INFORMATION IS PRESENTED IN THE LANDSCAPE PLAN. TWO TREES WILL BE PLANTED ON EACH RV LOT. A 70' WIDE RETENTION BASIN/LANDSCAPED AREA WILL HELP TO ACT AS A BUFFER TO SOME OF THE HOMES ON PEART ROAD.

SIGNAGE

SIGNAGE, ALONG WITH ARCHITECTURE AND LANDSCAPE, ARE THE THREE CRITICAL ELEMENTS THAT MAKE UP A PROJECT'S DESIGN. THESE THREE ELEMENTS MUST BLEND WELL TOGETHER. SIGN PROLIFERATION ALONG A MAJOR ENTRYWAY, SUCH AS FLORENCE BOULEVARD, IS A MAJOR PROBLEM. THUS, THE FIESTA GRANDE DEVELOPMENT WILL UTILIZE ONLY ONE DETACHED SIGN ALONG FLORENCE BOULEVARD FOR ALL USES ON BOTH LOTS. THIS SIGN WILL TOTAL LESS THAN 200 S.F. OF SIGN FACE, BE GROUND MOUNTED/MONUMENT STYLE, BE LESS THAN 20' HIGH AND HAVE A LANDSCAPED BASE. A PORTION OF THIS SIGN MAY BE AN INDEX TYPE SIGN FOR MULTIPLE TENANTS. SHOULD MORE THAN ONE DISTINCT TYPE OF USE LOCATE ON LOT ONE, SUCH AS OFFICE AND RESTAURANT, THE APPLICANT MAY ASK THE PLANNING AND ZONING COMMISSION TO AMEND THIS REQUIREMENT TO ALLOW NO MORE THAN TWO DETACHED SIGNS ON LOT ONE. ATTACHED SIGNAGE WILL BE ALLOWED ON ANY LOT ONE BUILDINGS.

PEART ROAD SIGNAGE FOR LOT TWO WILL BE LIMITED TO TWO 32 S.F. SIGNS BUILT INTO THE PERIMETER WALL.

TRAFFIC CIRCULATION

TRAFFIC CIRCULATION WILL BECOME LESS AS THE RV PARK AGES. AS MORE PARK MODELS ENTER THE PARK FEWER TRIPS WILL BE NECESSARY BY LARGE UNITS. THE AMBIANCE OF THIS PARK IS ONE OF PERMANENCE RATHER THAN MOBILE. OUR RESIDENTS WILL GENERALLY COME FOR THE WINTER AS OPPOSED TO THE OVERNIGHT CHARACTER OF SOME RV PARKS. MUCH OF THE SHOPPING, EATING AND OTHER ACTIVITIES ARE WITHIN EASY WALKING DISTANCE OF THE PARK. IT WILL BE ENCOURAGED BY THE PARK MANAGEMENT TO USE THE PEART ROAD ENTRY FOR THOSE WHO WANT TO TURN LEFT ON FLORENCE BOULEVARD TO TAKE ADVANTAGE OF THE TRAFFIC LIGHT. THIS WILL BE DONE WITH INSERTS IN THE CHECK-IN GUIDE.

DRAINAGE AND RETENTION

SEE PAGE 13 AND THE FLOW ARROWS ON THE DEVELOPMENT PLAN.

PHASING PLAN FOR RV PARK DEVELOPMENT LOT 2

PHASE 1 WILL INCLUDE THE PEART ROAD INTERSECTION AS MENTIONED BEFORE AND THE DEVELOPMENT OF 347 RV SPACES ON LOT 2 TOGETHER WITH PHASE 1 STREETS, PERIMETER WALL, ALL BUILDINGS EXCEPT THE NORTHEAST CLASSROOM AND PHASE 1 LANDSCAPING, INCLUDING INDIVIDUAL LOT LANDSCAPING, POOL, AND ALL RETENTION AREAS WILL BE EXCAVATED. PHASE 1 WILL ALSO

INCLUDE NOBLE STREET AND FLORENCE BOULEVARD SIDEWALKS AND THE RV PARK SIGN ON LOT 1, INCLUDING MINIMAL LANDSCAPING (GRANITE AND ROCKS) AROUND THE BASE OF THE SIGN.

PHASE 2 OF THE PROJECT INVOLVES THE COMPLETION OF 235 RV SPACES INCLUDING ALL RELATED IMPROVEMENTS, INCLUDING STREET WORK, UTILITY INSTALLATION AND THE NORTHEAST CLASSROOM.

PHASE 3 IS THE COMPLETION OF THE PEART ROAD FRONTAGE IMPROVEMENTS AS PART OF A FUTURE IMPROVEMENT DISTRICT.

PHASING PLAN FOR LOT 1

DEVELOPMENT OF COMMERCIAL USE(S) ON LOT 1 WILL UNDERGO MAJOR SITE PLAN REVIEW PRIOR TO DEVELOPMENT. STREET FRONTAGE LANDSCAPE ON FLORENCE BOULEVARD AND NOBLE STREET INCLUDING PLANTINGS AT THE BASE OF THE DETACHED SIGN WILL BE COMPLETED AS PART OF THIS DEVELOPMENT. THE ISSUE OF ACCESS FROM FLORENCE BOULEVARD WILL BE ADDRESSED AT THE TIME OF MAJOR SITE PLAN REVIEW. UNLESS TWO DISTINCT USES ARE LOCATED ON LOT 1, ACCESS WILL BE FROM NOBLE STREET ONLY, WITH NO CURB CUTS ON FLORENCE BLVD.

WATER RETENTION AREAS

SEE PLAT FOR LOCATION OF SIX RETENTION AREAS.

CALCULATIONS FOR WATER RETENTION

R.V. PARK ONLY (PAD TWO)

R.V. PARK 43.35 ACRES	1,888,326 S.F.
LESS A 5' X 36' X 3" ON THE BACK OF EACH LOT.	
5' X 36' = 180 S.F. X 580 LOTS =	-104,400 S.F.

S.F. OF AREA FOR WATER RETENTION TO BE NECESSARY FOR.	1,783,926 S.F.
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2.39" (.198 FT.) X 1,783,926 S.F. = 353,214 CU. FT.

FACTOR OVERALL OF .6 (PER CITY ENG. STAFF)

.6 X 353,214 = 211,930 CU. FT.
NEEDED STORAGE

BASIN PROVIDED

1. 58,900 S.F.	3' DEEP	176,700 CU. FT.
2. 10,688 S.F.	3' DEEP	31,974 CU. FT.
3. 22,680 S.F.	3' DEEP	68,040 CU. FT.
4. 24,241 S.F.	3' DEEP	72,723 CU. FT.
5. 9,793 S.F.	3' DEEP	29,379 CU. FT.
6. 4,963 S.F.	3' DEEP	14,889 CU. FT.
		349,437 CU. FT.
		SUPPLIED STORAGE